

SAN ANTONIO PLANNING COMMISSION MINUTES



March 26, 2008



2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*

Dr. Francine S. Romero, *Chair Pro-Tem*

Amelia Hartman

Jose R. Limon

John Friesenhahn

Ivy R. Taylor

Dr. Sherry Chao-Hrenek

Stephanie James

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services)

2. 2:00 P.M.— Call to Order, Board Room

3. Roll Call -- Present: Van Eman, Garcia, Hartman, Romero, Limon, Friesenhahn,
Taylor, Chao, James
Absent: None

4. Citizens to be heard

5. PUBLIC HEARINGS

PLANNED UNIT DEVELOPMENT (PUD) PLANS:

A. ~~07-009~~ — ~~Ridge Creek~~ Pulled

(Near the intersection of IH-10 and Old Fredericksburg Road)

B. 08-005 Hilltops at the Dominion, Phase I

(North of the intersection of Brenthurst Lane and Tejas Trail)

Chairman Van Eman opened the public hearing.

Chairman Van Eman closed the public hearing.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-7 HELD ABOVE:

6. ~~07-009~~ ~~Ridge Creek~~ **Pulled**
(Near the intersection of IH-10 and Old Fredericksburg Road)
7. 08-005 **Hilltops at the Dominion, Phase I**
(North of the intersection of Brenthurst Lane and Tejas Trail)

PLATS:

8. ~~060818~~ ~~Cresta Bella~~ **Pulled**
(On the west side of IH-10 west, north of Camp Bullis Road)
9. 060820 **Two Creeks Unit 5 PUD**
(On the northside of Fireside Creek at Two Creeks)
10. ~~070186~~ ~~JMS-281 Commercial A~~ **Pulled**
(On the southeast corner of Stone Oak Parkway and US Hwy 281)
11. 070208 **Two Creeks Unit 7 PUD**
(On the northside of Fireside Creek at Two Creeks)
12. 070524 **The Bluffs of Lost Creek Unit 5B**
(West of Ralph Fair Road, south of Old Paseo Way)
13. 070655 **Two Creeks Unit 9 PUD**
(On the northside of Fireside Creek at Two Creeks)

LAND TRANSACTIONS:

14. **S.P. No. 1331** Request for a License Agreement to install fiber cable over and across W. Rampart Street. (Capital Improvements Management Services Department, by Oscar Serrano, Real Estate Manager)
15. **S.P. No. 1339** Request for a permanent sanitary sewer easement within City owned property off Culebra Road. (Capital Improvements Management Services Department, by Oscar Serrano, Real Estate Manager)

16. **S.P. No. 1342** Request to declare as surplus and sell a tract of City-owned real property located at 214 Thelka Street (Capital Improvements Management Services Department, by Oscar Serrano, Real Estate Manager)
17. **S.P. No. 1361** Request for an easement for a new sewer line in NCB 14945. (Capital Improvements Management Services Department, by Oscar Serrano, Real Estate Manager)

Chairman Van Eman asked that Items #6, #8, and #10 be pulled from the Consent Agenda.

Chairman Van Eman asked for a motion to approve the remaining items on the Consent Agenda.

Motion: Commissioner Garcia to approve the remaining items on the Consent Agenda.
 Second: Commissioner Limon
 In Favor: Unanimous
 Opposed: None
 Motion Passes.

6. 07-009 Ridge Creek
 (Near the intersection of IH-10 and Old Fredericksburg Road)

Staff introduced the item and recommended approval with the conditions.

Chairman Van Eman opened the public hearing.
 Chairman Van Eman closed the public hearing.

Mr. Bob Brach, Bexar County, addressed questions raised by the Commission.

Motion: Commissioner Garcia to follow staff recommendation with conditions.
 Second: Commissioner Limon
 In Favor: Unanimous
 Opposed: None
 Motion Passes.

PLATS:

8. 060818 Cresta Bella
 (On the west side of IH-10 west, north of Camp Bullis Road)

Commissioner Romero recused herself and left the Board Room.

Staff introduced the item and recommended approval.

Motion: Commissioner Garcia to follow staff recommendation.
Second: Commissioner Hartman
In Favor: Commissioners Garcia, Hartman, James, Chao, Limon,
Friesenhahn, Taylor, Van Eman
Opposed: None
Motion Passes.

10. 070186**JMS-281 Commercial A**

(On the southeast corner of Stone Oak Parkway and US Hwy 281)

Commissioner Limon recused himself and left the Board Room.

Staff introduced the item and recommended approval.

Motion: Commissioner Hartman to follow staff recommendation.
Second: Commissioner Garcia
In Favor: Commissioners Hartman, Garcia, James, Chao, Taylor,
Friesenhahn, Romero, Van Eman
Opposed: None
Motion Passes.

INDIVIDUAL CONSIDERATION

ALTERNATIVE PEDESTRIAN PLAN and PLAT:

18. APP 08-001 Campanas (Enclave)

(West of the intersection of Cibolo Canyon Blvd. and Resort Parkway)

Staff introduced the item and recommended approval.

Motion: Commissioner Romero to follow staff recommendation.
Second: Commissioner Garcia
In Favor: Unanimous
Opposed: None
Motion Passes.

19. 070501**Campanas, Phase I (Enclave)**

(West of the intersection of Cibolo Canyon Blvd. and Resort Parkway)

Staff introduced the item and recommended approval.

Motion: Commissioner Hartman to follow staff recommendation.
Second: Commissioner James
In Favor: Unanimous
Opposed: None
Motion Passes.

ALTERNATIVE PEDESTRIAN PLAN:**20. APP 08-002 Willis Ranch (Enclave)**

(Northwest corner of Borgfeld Drive and Bulverde Road)

Staff introduced the item and recommended approval.

Motion: Commissioner James to follow staff recommendation.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes.

VARIANCES:**21. 070341 VKB Partners (Substandard Streets)**

(On the east side of S. Laredo Street, north of Camp Street)

Staff introduced the item and recommended approval of the variance and plat regarding Substandard Street ROW dedication along S. Laredo St.

Mr. Art Flores, Engineer representing the applicant, addressed questions raised by the Commission.

Motion: Commissioner Romero to follow staff recommendation.
Second: Commissioner Garcia
In Favor: Unanimous
Opposed: None
Motion Passes.

22. 080051 Westover Medical Park (Lot Frontage)

(East of the intersection of S H 151 and Military Drive West)

Staff introduced the item and recommended approval of the variance and plat regarding Lot Frontage.

Motion: Commissioner James to follow staff recommendation.
Second: Commissioner Garcia
In Favor: Unanimous
Opposed: None
Motion Passes.

23. FPV 08-001 Potranco Market (100-year Floodplain/1/9/08 PC Mtg)
(325 West Loop 1604)

Staff introduced the item and recommended approval of the flood plain variance request.

Motion: Commissioner James to follow staff recommendation.
 Second: Commissioner Garcia
 In Favor: Unanimous
 Opposed: None
 Motion Passes.

24. FPV 08-002 Potranco Market (100-year Floodplain/1/9/08 PC Mtg)
 (325 West Loop 1604)

Staff introduced the item and recommended approval of the floodplain variance.

Motion: Commissioner Garcia to follow staff recommendation.
 Second: Commissioner Limon
 In Favor: Unanimous
 Opposed: None
 Motion Passes.

Supplemental Item:

Comprehensive Master Plan:

08019

Public hearing and consideration of a resolution amending the Land Use Plan contained in the City South Community Plan, a component of the Master Plan of the City, by changing the use of approximately 107 acres generally located within the vicinity of S. Jett Rd., and Loop 1604, more specifically described by legal description NCB 4191 P-32 from Urban Living land use to Agriculture and Resource Protection/ Open Space land uses. (Planning and Community Development Department by Tamara Palma, Planner; Nina Nixon-Mendez, Planning Manager)

Staff introduced the item and recommended approval.

Chairman Van Eman opened the public hearing.

Ms. Margaret Sanchez, 18290 S. Jette Rd., spoke in favor of the proposed plan amendment.

Mr. Mayo Galindo, 8018 Broadway, Attorney, representing property Owner Mr. Sayani, spoke in opposition to the proposed plan amendment.

Mr. Librado Villarreal, 18710 S. Jett Rd., spoke in favor of the proposed plan amendment.

Ms. Dianne Villarreal, 18710 S. Jett Rd., spoke in favor of the proposed plan amendment.

Mr. Rodolfo Flores, 3045 W. Jett Rd., spoke in favor of the proposed plan amendment.

Mr. Richard Perez, 9302 Conde, former City Council member for District 4, spoke in favor of the proposed plan amendment.

Chairman Van Eman closed the public hearing.

The Commission went into Executive Session at 3:05 p.m.

The Commission reconvened into regular session at 3:50 p.m.

Motion: Commissioner Romero to follow staff recommendation from Urban Living land use to Agriculture and Resource Protection/ Open Space land uses.
Second: Commissioner Hartman
In Favor: Unanimous
Opposed: None
Motion Passes.

OTHER ITEMS:

25. Approval of the minutes for the February 27, 2008 Planning Commission meeting

Motion: Commissioner Hartman to approve the Minutes of the meeting of February 27, 2008 as corrected.
Second: Commissioner Romero
In Favor: Commissioners Hartman, Romero, James, Chao, Taylor, Garcia, Van Eman
Opposed: None
Abstain: Commissioner Limon
Motion Passes.

26. Director's report - None.

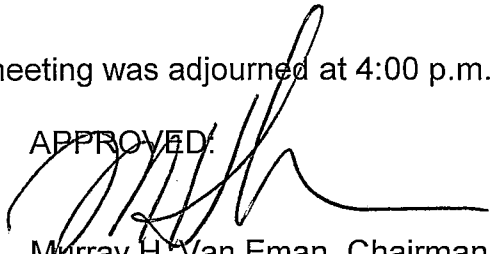
27. Questions and discussion - None.

28. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

29. ADJOURNMENT

There being no further business, the meeting was adjourned at 4:00 p.m.

APPROVED:


Murray H. Van Eman, Chairman

ATTEST:


Executive Secretary